

Grandview Update February 2016

District-Wide Transportation Study

The second phase of the district-wide transportation study moved forward this month when the consulting team prepared potential concepts and discussed them with a variety of stakeholders. The concepts address current transportation challenges faced by drivers, pedestrians, bicyclists and transit commuters. The team also began to identify future concerns attributed to new development that could occur in the years ahead.

The third and final phase of this study will occur in May when the consultant team prepares recommendations for the formal study.

Click here to learn more. <http://edinamn.gov/index.php?section=grandview-transportation-study>

School Bus Transportation Facility

Edina School District recently approved the purchase of land for construction of a new district transportation services facility. The 9.25-acre-site is located at 7600 Metro Boulevard and will accommodate the current fleet as well as future program expansion.

This investment was included as part of the \$124.9 million Next Generation Facilities Plan that was approved by voters in 2015. Just over \$8 million was earmarked for the construction of a new transportation facility, with plans to also offset a portion of construction costs with proceeds from the sale of the current facility at 5220 Eden Avenue.

While the School Board has held some preliminary discussions about the fate of the current bus garage in the Grandview District, the School Board's focus, to date, has been on securing a new location and designing the new facility. Once the land purchase and plans are finalized, the Board is likely to turn its attention to options for the Eden Avenue facility.

| Additional information about the potential relocation can be found here.

<http://edinaschools.org/site/default.aspx?PageType=3&DomainID=30&ModuleInstanceID=8566&ViewID=047E6BE3-6D87-4130-8424-D8E4E9ED6C2A&RenderLoc=0&FlexDataID=12072&PageID=1682&GroupByField=&GroupYear=0&GroupMonth=0&Tag=>

Former Public Works Site

The ongoing study for community programming at the City-owned property at 5146 Eden Avenue continued to make progress this month. After a successful public open house in January, HGA Architects and the consultant team presented a summary of the preliminary findings and possible options to the members of the City Council in a work session discussion. Several options were discussed. The smallest option is 58,000 square feet with 300 parking stalls. Such a facility is estimated to cost \$37 million with a 70 percent recovery of future operating expenses. The largest option presented is 113,000 square feet with 502 parking stalls. A facility of this size is estimated to cost \$68 million but would likely recover 103% of its ongoing operating costs. None of the options created enough revenue to contribute toward

the initial construction debt. The materials presented can be found here.

<http://edina.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1006&MeetingID=108>

The size and uses of the community facility were discussed. The initial construction costs and recovery rates were also discussed extensively. At the conclusion of the discussion, staff and consultants agreed to complete the study with a focus on Option B (69,000 square feet with cost of \$45 million and 70 percent cost recovery). The final report is anticipated to be completed in May 2016.

Tax Increment Financing

A proposal to consider the use of Tax Increment Financing (TIF) in portions of the Grandview area was heard by the Planning Commission on Feb. 24 and scheduled to be before City Council on March 2. The 11-acre District would include parcels that are reasonably anticipated to have strong redevelopment potential in the next five years.

The creation of a TIF District was identified as one of the implementation strategies in the 2012 Development Framework. The cost of development some of the parcels in Grandview is expected to be higher than normal due to four primary issues:

- Soil contamination
- Removal of existing foundations and topography
- Structured parking
- Improved public infrastructure, including roadways and sidewalks

The use of tax increment financing is proposed to serve as a funding source that allows redevelopment to follow the direction set by the City's Comprehensive Plan and the Grandview Development Framework.

If established, new property taxes paid by new projects in the District will remain in the District to fund needed infrastructure improvements and other costs in compliance with MN TIF Statutes. The taxes currently paid in the District would continue to be distributed to the various taxing agencies (schools, county, etc.)

Eden Avenue Grill Remodel

The Eden Avenue Grill is undergoing an extensive remodel and name-change. Owners Ken and Brett Johnson are updating the menu as well as the decor. Many of the classic recipes will remain and new items will be added to appeal to breakfast, lunch and dinner-time customers.

The new Hilltop restaurant will re-open in April 2016. More information can be found here:

<http://www.startribune.com/edina-s-eden-avenue-grill-closing-reopening-as-the-hilltop/366892041/>